

Fill in this information to identify your case:

Debtor 1	First Name	John	Middle Name	N	Last Name	Nisly
Debtor 2	(Spouse, if filing) First Name	Nicole	Middle Name	L	Last Name	Nisly
United States Bankruptcy Court for the:	Northern		District of	Ohio	(State)	
Case number (if known)	20-50403					

Check if this is an amended plan, and list below the sections of the plan that have been changed.

Official Form 113

Chapter 13 Plan

12/17

Part 1: Notices

To Debtors: This form sets out options that may be appropriate in some cases, but the presence of an option on the form does not indicate that the option is appropriate in your circumstances or that it is permissible in your judicial district. Plans that do not comply with local rules and judicial rulings may not be confirmable.

In the following notice to creditors, you must check each box that applies.

To Creditors: Your rights may be affected by this plan. Your claim may be reduced, modified, or eliminated.

You should read this plan carefully and discuss it with your attorney if you have one in this bankruptcy case. If you do not have an attorney, you may wish to consult one.

If you oppose the plan's treatment of your claim or any provision of this plan, you or your attorney must file an objection to confirmation at least 7 days before the date set for the hearing on confirmation, unless otherwise ordered by the Bankruptcy Court. The Bankruptcy Court may confirm this plan without further notice if no objection to confirmation is filed. See Bankruptcy Rule 3015. In addition, you may need to file a timely proof of claim in order to be paid under any plan.

The following matters may be of particular importance. *Debtors must check one box on each line to state whether or not the plan includes each of the following items. If an item is checked as "Not Included" or if both boxes are checked, the provision will be ineffective if set out later in the plan.*

1.1	A limit on the amount of a secured claim, set out in Section 3.2, which may result in a partial payment or no payment at all to the secured creditor	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Not included
1.2	Avoidance of a judicial lien or nonpossessory, nonpurchase-money security interest, set out in Section 3.4	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Not included
1.3	Nonstandard provisions, set out in Part 8	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Not included

Part 2: Plan Payments and Length of Plan

2.1 Debtor(s) will make regular payments to the trustee as follows:

\$ 1524.91 per month for 58 months
[and \$ per for months.] *Insert additional lines if needed.*

If fewer than 60 months of payments are specified, additional monthly payments will be made to the extent necessary to make the payments to creditors specified in this plan.

2.2 Regular payments to the trustee will be made from future income in the following manner:

Check all that apply.

Debtor(s) will make payments pursuant to a payroll deduction order.

Debtor(s) will make payments directly to the trustee.

Other (specify method of payment): _____.

2.3 Income tax refunds.

Check one.

Debtor(s) will retain any income tax refunds received during the plan term.

Debtor(s) will supply the trustee with a copy of each income tax return filed during the plan term within 14 days of filing the return and will turn over to the trustee all income tax refunds received during the plan term.

Debtor(s) will treat income tax refunds as follows:

2.4 Additional payments.

Check one.

None. If "None" is checked, the rest of § 2.4 need not be completed or reproduced.

Debtor(s) will make additional payment(s) to the trustee from other sources, as specified below. Describe the source, estimated amount, and date of each anticipated payment:

2.5 The total amount of estimated payments to the trustee provided for in §§ 2.1 and 2.4 is \$ 88,444.97.**Part 3: Treatment of Secured Claims**

3.1 Maintenance of payments and cure of default, if any.

Check one.

None. If "None" is checked, the rest of § 3.1 need not be completed or reproduced.

The debtor(s) will maintain the current contractual installment payments on the secured claims listed below, with any changes required by the applicable contract and noticed in conformity with any applicable rules. These payments will be disbursed either by the trustee or directly by the debtor(s), as specified below. Any existing arrearage on a listed claim will be paid in full through disbursements by the trustee, with interest, if any, at the rate stated. Unless otherwise ordered by the court, the amounts listed on a proof of claim filed before the filing deadline under Bankruptcy Rule 3002(c) control over any contrary amounts listed below as to the current installment payment and arrearage. In the absence of a contrary timely filed proof of claim, the amounts stated below are controlling. If relief from the automatic stay is ordered as to any item of collateral listed in this paragraph, then, unless otherwise ordered by the court, all payments under this paragraph as to that collateral will cease, and all secured claims based on that collateral will no longer be treated by the plan. The final column includes only payments disbursed by the trustee rather than by the debtor(s).

Name of creditor	Collateral	Current installment payment (including escrow)	Amount of arrearage (if any)	Interest rate on arrearage (if applicable)	Monthly plan payment on arrearage	Estimated total payments by trustee
<u>Amerifirst Financial</u>	<u>541 Mineola</u>	<u>\$ 967.93</u>	<u>\$ 95.23</u>	<u> %</u>	<u>\$ 0.00</u>	<u>\$ 1.59</u>
		Disbursed by:				
		<input type="checkbox"/> Trustee				
		<input checked="" type="checkbox"/> Debtor(s)				
<u>State Farm Bank</u>	<u>2011 Ford</u>	<u>\$ 370.00</u>	<u>\$ 0.00</u>	<u> %</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
		Disbursed by:				
		<input type="checkbox"/> Trustee				
		<input checked="" type="checkbox"/> Debtor(s)				

Insert additional claims as needed.

3.2 Request for valuation of security, payment of fully secured claims, and modification of undersecured claims. Check one.

None. If "None" is checked, the rest of § 3.2 need not be completed or reproduced.

The remainder of this paragraph will be effective only if the applicable box in Part 1 of this plan is checked.

The debtor(s) request that the court determine the value of the secured claims listed below. For each non-governmental secured claim listed below, the debtor(s) state that the value of the secured claim should be as set out in the column headed *Amount of secured claim*. For secured claims of governmental units, unless otherwise ordered by the court, the value of a secured claim listed in a proof of claim filed in accordance with the Bankruptcy Rules controls over any contrary amount listed below. For each listed claim, the value of the secured claim will be paid in full with interest at the rate stated below.

The portion of any allowed claim that exceeds the amount of the secured claim will be treated as an unsecured claim under Part 5 of this plan. If the amount of a creditor's secured claim is listed below as having no value, the creditor's allowed claim will be treated in its entirety as an unsecured claim under Part 5 of this plan. Unless otherwise ordered by the court, the amount of the creditor's total claim listed on the proof of claim controls over any contrary amounts listed in this paragraph.

The holder of any claim listed below as having value in the column headed *Amount of secured claim* will retain the lien on the property interest of the debtor(s) or the estate(s) until the earlier of:

(a) payment of the underlying debt determined under nonbankruptcy law, or

(b) discharge of the underlying debt under 11 U.S.C. § 1328, at which time the lien will terminate and be released by the creditor.

Name of creditor	Estimated amount of creditor's total claim	Collateral	Value of collateral	Amount of claims senior to creditor's claim	Amount of secured claim	Interest rate	Monthly payment to creditor	Estimated total of monthly payments
_____	\$_____	_____	\$_____	\$_____	\$_____	_____ %	\$_____	\$_____
_____	\$_____	_____	\$_____	\$_____	\$_____	_____ %	\$_____	\$_____

Insert additional claims as needed.

3.3 Secured claims excluded from 11 U.S.C. § 506.

Check one.

None. If "None" is checked, the rest of § 3.3 need not be completed or reproduced.

The claims listed below were either:

- (1) incurred within 910 days before the petition date and secured by a purchase money security interest in a motor vehicle acquired for the personal use of the debtor(s), or
- (2) incurred within 1 year of the petition date and secured by a purchase money security interest in any other thing of value.

These claims will be paid in full under the plan with interest at the rate stated below. These payments will be disbursed either by the trustee or directly by the debtor(s), as specified below. Unless otherwise ordered by the court, the claim amount stated on a proof of claim filed before the filing deadline under Bankruptcy Rule 3002(c) controls over any contrary amount listed below. In the absence of a contrary timely filed proof of claim, the amounts stated below are controlling. The final column includes only payments disbursed by the trustee rather than by the debtor(s).

Name of creditor	Collateral	Amount of claim	Interest rate	Monthly plan payment	Estimated total payments by trustee
_____	_____	\$_____	_____ %	\$_____	\$_____
				Disbursed by:	
				<input type="checkbox"/> Trustee	
				<input checked="" type="checkbox"/> Debtor(s)	
_____	_____	\$_____	_____ %	\$_____	\$_____
				Disbursed by:	
				<input type="checkbox"/> Trustee	
				<input checked="" type="checkbox"/> Debtor(s)	

Insert additional claims as needed.

3.4 Lien avoidance.

Check one.

 None. If "None" is checked, the rest of § 3.4 need not be completed or reproduced.*The remainder of this paragraph will be effective only if the applicable box in Part 1 of this plan is checked.*

The judicial liens or nonpossessory, nonpurchase money security interests securing the claims listed below impair exemptions to which the debtor(s) would have been entitled under 11 U.S.C. § 522(b). Unless otherwise ordered by the court, a judicial lien or security interest securing a claim listed below will be avoided to the extent that it impairs such exemptions upon entry of the order confirming the plan. The amount of the judicial lien or security interest that is avoided will be treated as an unsecured claim in Part 5 to the extent allowed. The amount, if any, of the judicial lien or security interest that is not avoided will be paid in full as a secured claim under the plan. See 11 U.S.C. § 522(f) and Bankruptcy Rule 4003(d). If more than one lien is to be avoided, provide the information separately for each lien.

Information regarding judicial lien or security interest

Name of creditor

See attached sheet

Collateral

Lien identification (such as judgment date, date of lien recording, book and page number)

Calculation of lien avoidance

a. Amount of lien \$ _____

b. Amount of all other liens \$ _____

c. Value of claimed exemptions + \$ _____

d. Total of adding lines a, b, and c \$ _____

e. Value of debtor(s)' interest in property - \$ _____

f. Subtract line e from line d. \$ _____

Extent of exemption impairment

(Check applicable box):

 Line f is equal to or greater than line a.

The entire lien is avoided. (Do not complete the next column.)

 Line f is less than line a.

A portion of the lien is avoided. (Complete the next column.)

Treatment of remaining secured claim

Amount of secured claim after avoidance (line a minus line f)

\$ _____

Interest rate (if applicable)

_____ %

Monthly payment on secured claim

\$ _____

Estimated total payments on secured claim

\$ _____

Insert additional claims as needed.

3.5 Surrender of collateral.

Check one.

 None. If "None" is checked, the rest of § 3.5 need not be completed or reproduced.

The debtor(s) elect to surrender to each creditor listed below the collateral that secures the creditor's claim. The debtor(s) request that upon confirmation of this plan the stay under 11 U.S.C. § 362(a) be terminated as to the collateral only and that the stay under § 1301 be terminated in all respects. Any allowed unsecured claim resulting from the disposition of the collateral will be treated in Part 5 below.

Name of creditor

Collateral

Insert additional claims as needed.

Part 4 Treatment of Fees and Priority Claims**4.1 General**

Trustee's fees and all allowed priority claims, including domestic support obligations other than those treated in § 4.5, will be paid in full without postpetition interest.

4.2 Trustee's fees

Trustee's fees are governed by statute and may change during the course of the case but are estimated to be 10 % of plan payments; and during the plan term, they are estimated to total \$8040.45.

4.3 Attorney's fees

The balance of the fees owed to the attorney for the debtor(s) is estimated to be \$0.00.

4.4 Priority claims other than attorney's fees and those treated in § 4.5.

Check one.

None. If "None" is checked, the rest of § 4.4 need not be completed or reproduced.
 The debtor(s) estimate the total amount of other priority claims to be 1704.18.

4.5 Domestic support obligations assigned or owed to a governmental unit and paid less than full amount.

Check one.

None. If "None" is checked, the rest of § 4.5 need not be completed or reproduced.
 The allowed priority claims listed below are based on a domestic support obligation that has been assigned to or is owed to a governmental unit and will be paid less than the full amount of the claim under 11 U.S.C. § 1322(a)(4). This plan provision requires that payments in § 2.1 be for a term of 60 months; see 11 U.S.C. § 1322(a)(4).

Name of creditor

Amount of claim to be paid

_____ \$ _____
 _____ \$ _____

Insert additional claims as needed.

Part 5 Treatment of Nonpriority Unsecured Claims**5.1 Nonpriority unsecured claims not separately classified.**

Allowed nonpriority unsecured claims that are not separately classified will be paid, pro rata. If more than one option is checked, the option providing the largest payment will be effective. Check all that apply.

The sum of \$ _____.
 ____ % of the total amount of these claims, an estimated payment of \$ _____.
 The funds remaining after disbursements have been made to all other creditors provided for in this plan.

If the estate of the debtor(s) were liquidated under chapter 7, nonpriority unsecured claims would be paid approximately \$ _____. Regardless of the options checked above, payments on allowed nonpriority unsecured claims will be made in at least this amount.

5.2 Maintenance of payments and cure of any default on nonpriority unsecured claims. Check one.

None. If "None" is checked, the rest of § 5.2 need not be completed or reproduced.

The debtor(s) will maintain the contractual installment payments and cure any default in payments on the unsecured claims listed below on which the last payment is due after the final plan payment. These payments will be disbursed either by the trustee or directly by the debtor(s), as specified below. The claim for the arrearage amount will be paid in full as specified below and disbursed by the trustee. The final column includes only payments disbursed by the trustee rather than by the debtor(s).

Name of creditor	Current installment payment	Amount of arrearage to be paid	Estimated total payments by trustee
_____	\$ _____	\$ _____	\$ _____
_____	Disbursed by: <input type="checkbox"/> Trustee <input type="checkbox"/> Debtor(s)	\$ _____	\$ _____

Insert additional claims as needed.

5.3 Other separately classified nonpriority unsecured claims. Check one.

None. If "None" is checked, the rest of § 5.3 need not be completed or reproduced.

The nonpriority unsecured allowed claims listed below are separately classified and will be treated as follows

Name of creditor	Basis for separate classification and treatment	Amount to be paid on the claim	Interest rate (if applicable)	Estimated total amount of payments
_____	_____	\$ _____	_____ %	\$ _____
_____	_____	\$ _____	_____ %	\$ _____

Insert additional claims as needed.

Part 6: Executory Contracts and Unexpired Leases

6.1 The executory contracts and unexpired leases listed below are assumed and will be treated as specified. All other executory contracts and unexpired leases are rejected. Check one.

None. If "None" is checked, the rest of § 6.1 need not be completed or reproduced.

Assumed items. Current installment payments will be disbursed either by the trustee or directly by the debtor(s), as specified below, subject to any contrary court order or rule. Arrearage payments will be disbursed by the trustee. The final column includes only payments disbursed by the trustee rather than by the debtor(s).

Name of creditor	Description of leased property or executory contract	Current installment payment	Amount of arrearage to be paid	Treatment of arrearage (Refer to other plan section if applicable)	Estimated total payments by trustee
_____	_____	\$ _____	\$ _____	_____	\$ _____
		Disbursed by:			
		<input type="checkbox"/> Trustee		_____	
		<input type="checkbox"/> Debtor(s)		_____	
_____	_____	\$ _____	\$ _____	_____	\$ _____
		Disbursed by:			
		<input type="checkbox"/> Trustee		_____	
		<input type="checkbox"/> Debtor(s)		_____	

Insert additional contracts or leases as needed.

Part 7: Vesting of Property of the Estate

7.1 Property of the estate will vest in the debtor(s) upon

Check the applicable box:

- plan confirmation.
- entry of discharge.
- other: _____

Part 8: Nonstandard Plan Provisions

8.1 Check "None" or List Nonstandard Plan Provisions

- None. If "None" is checked, the rest of Part 8 need not be completed or reproduced.

Under Bankruptcy Rule 3015(c), nonstandard provisions must be set forth below. A nonstandard provision is a provision not otherwise included in the Official Form or deviating from it. Nonstandard provisions set out elsewhere in this plan are ineffective.

The following plan provisions will be effective only if there is a check in the box "Included" in § 1.3.

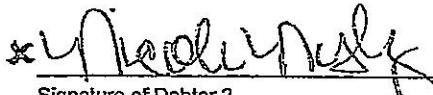
The applicable minimum commitment period is 60 months.

Part 9: Signature(s):**9.1 Signatures of Debtor(s) and Debtor(s)' Attorney**

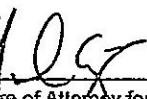
If the Debtor(s) do not have an attorney, the Debtor(s) must sign below; otherwise the Debtor(s) signatures are optional. The attorney for the Debtor(s), if any, must sign below.


Signature of Debtor 1

Executed on 9-13-20
MM / DD / YYYY


Signature of Debtor 2

Executed on 9/13/2020
MM / DD / YYYY


Signature of Attorney for Debtor(s)

Date 9/13/2020
MM / DD / YYYY

By filing this document, the Debtor(s), if not represented by an attorney, or the Attorney for Debtor(s) also certify(ies) that the wording and order of the provisions in this Chapter 13 plan are identical to those contained in Official Form 113, other than any nonstandard provisions included in Part 8.

Exhibit: Total Amount of Estimated Trustee Payments

The following are the estimated payments that the plan requires the trustee to disburse. If there is any difference between the amounts set out below and the actual plan terms, the plan terms control.

a. Maintenance and cure payments on secured claims (Part 3, Section 3.1 total)	\$ 95.23
b. Modified secured claims (Part 3, Section 3.2 total)	\$ 0.00
c. Secured claims excluded from 11 U.S.C. § 506 (Part 3, Section 3.3 total)	\$ 0.00
d. Judicial liens or security interests partially avoided (Part 3, Section 3.4 total)	\$ 0.00
e. Fees and priority claims (Part 4 total)	\$ 1704.18
f. Nonpriority unsecured claims (Part 5, Section 5.1, highest stated amount)	\$ 0.00
g. Maintenance and cure payments on unsecured claims (Part 5, Section 5.2 total)	\$ 0.00
h. Separately classified unsecured claims (Part 5, Section 5.3 total)	\$ 0.00
i. Trustee payments on executory contracts and unexpired leases (Part 6, Section 6.1 total)	\$ 0.00
j. Nonstandard payments (Part 8, total)	+ \$ 0.00

Total of lines a through j

\$ 1799.41

OFFICIAL FORM 113, PAGE 4, §3.4 ADDENDUM

LIEN AVOIDANCE DUE TO IMPAIRMENT OF EXEMPTION
EXEMPTIONED CLAIMED - \$125,000 [ORC §2923.66(A)(1)(b)]

VALUE OF REAL PROPERTY - \$108,290 (AUDITOR'S VALUE (ATTACHED) - \$95,950)

MORTGAGE ENCUMBRANCE (AS OF BK FILING DATE) - \$99,820

MORTGAGE HOLDER – AMERIFIRST FINANCIAL CORPORATION

950 Trade Center Way, Suite 400

Kalamazoo, MI 49002

CASE CAPTION/ DATE OF JUDGMENT	COURT/CASE NO:	AMOUNT	LIENHOLDER
Discover Bank v John Nisly October 9, 2019 Unperfected (not recorded)	Akron Muni 19-CV-06784 JL-2020-0295	\$7,855.74	Discover Bank 6500 New Albany Road East New Albany, OH 43054
TD Bank v Nicole Nisly July 7, 2019 Unperfected (not recorded)	Akron Muni 19-CV-04168 JL-2019-9498	\$2,094.79	TD Bank 2035 Limestone Road Wilmington, Delaware 19808
Discover Bank v Nicole Nisly October 9, 2019 Unperfected (not recorded)	Akron Muni 19-CV-06733 JL-2020-0294	\$1,101.56	Discover Bank 6500 New Albany Road East New Albany, OH 43054
Citibank v Nicole Nisly December 6, 2019 Unperfected (not recorded)	Akron Muni 19-CV-07079	\$3,429.55	Citibank 701 East 60th Street North Sioux Falls, SD 57104
Ohio Dept. of Taxation v John Nisly December 3, 2009 Unperfected (not recorded)	Summit Co. JL-2009-9618	\$1,704.18	Ohio Department of Taxation 4485 Northland Ridge Blvd. Columbus, OH 43224
Beneficial Mortgage v John Nisly et al. March 18, 1997 Unperfected (not recorded)	Akron Muni 97-CV-00438 JL-1997-1602	\$2,503.28	HSBC Bank USA, N.A. (successor to Beneficial Mortgage) P.O. Box 2013 Buffalo, NY 14240
Ohio Dept. of Taxation v John Nisly October 14, 1998 Unperfected (not recorded)	Summit Co. JL-1998-4841	\$65.18	Ohio Department of Taxation 4485 Northland Ridge Blvd. Columbus, OH 43224
Heilig Meyers Furniture v. John Nisly et al. October 24, 1996 Unperfected (not recorded)	Akron Muni 96-CV-05130 JL-19967004	\$1,423.00	Oak Point Partners (successor to Heilig- Meyers Liquidation Trust) P.O. Box 1033 Northbrook, IL 60065-1033

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the John Nisly's Amended Chapter 13 Plan of September, 2020 (Official Form 113), with Notice of Plan Confirmation and additional page concerning liens without Summit County Auditor property sheet, was served by Certified Mail upon the addresses of:

Discover Bank
6500 New Albany Road East
New Albany, OH 43054

TD Bank
2035 Limestone Road
Wilmington, Delaware 19808

Citibank
701 East 60th Street North
Sioux Falls, SD 57104

And by regular mail upon the addresses of:

Ohio Department of Taxation
4485 Northland Ridge Blvd.
Columbus, OH 43224

HSBC Bank USA, N.A.
P.O. Box 2013
Buffalo, NY 14240

Oak Point Partners (owners of the remnant assets of the Heilig-Meyers Liquidation Trust of August 2010)
P.O. Box 1033
Northbrook, IL 60065-1033

All other creditors receive notice through the ND of Ohio ECF system.

On January 11, 2021.

/s/ Mark Graziani
Mark F. Graziani #0092927
P.O. Box 1158
Norton, OH 44203
(330) 571-3350 (cell)
mark_graziani@yahoo.com
Attorney for John and Nicole Nisly

[Print](#)[Pay by Phone](#)[Pay On-Line](#)**Kristen M. Scalise CPA, CFE**

Fiscal Officer, County of Summit

[Print](#)IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT
Summit County Auditor Division, OH - Tax Year 2020Reference Year
JAN 09, 2021
10:14 AM**BASIC INFORMATION FOR PARCEL 6704869**

PARCEL	6704869	NO CARDS:	1
ALT_ID	010131705007000	---LISTER---	
OWNER	NISLY JOHN III & NISLY NICOLE L	881/817	01-JAN-20
OWNER		VAC/ABAND:	
ADDR.	541 MINEOLA AVE , AKRON 44320-	RENTAL REG:	N/A
DESC.	WVIEW HTS #7 LOT 116 ALL	SPEC FLAG:	
DESC.		LUC: 510	NBR: 30100041
DESC.		R - SINGLE FAMILY DWELLING, PLATTED	
DISTRICT	67 AKRON CITY-AKRON CSD	HOMESTEAD:	No
INTER-COUNTY	77-0530	Owner Occupancy Credit: Yes	

LAND FOR PARCEL 6704869

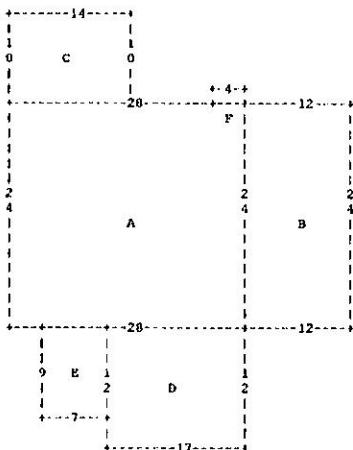
CODE	ACTUAL	BASE	DEPTH	UNIT	DEP/FAC	INCR/DECR	INFLUENCE	INFLU%	VALUE
01	60	60	130	425	.93	210/210			23720

LOT CODE: 01 = HOUSE LOT

RESIDENTIAL CARD 1 OF 1 FOR PARCEL 6704869

STYHT	1.5	HT/AC	CENTRAL AIR CONDITION			
CONST	BRICK	FUEL	GAS			
MSRY TRIM		SYSTEM	FORCED AIR			
TYPE	TUDOR	ATTIC	NO			
YR BUILT	1941	FINBSMT				
EFF YR		REC RM	315			
YRREMDLD		FRP PREFB				
TOT RM	6	FRPL OP/ST	2	1		
BEDRM	3	BSMT GAR				
FAMILYRM		PHYSICAL	60			
FULL/BTH	1	FUNC DEP			ADJ BASE	145270
HALF/BTH	1	FUNC RSN			ADDN MISC FEAT.	13610
TOT FIXTRS	7	ECON DEP			ADDITIONS TOTAL	60010
BSMT	FULL	ECON RSN			SUBTOTAL	218890
GFLA	672	GRADE	055		REPL. COST	120390
SFLA	1458	COND (CDU)	AVERAGE		LESS DEPR	72230
		PCT CMPL			ADJ RCNLD	72230
					DWELLING VAL	72230

DESCRIPTION: TUDOR BRICK 1.5 STORY WITH 672 SQ FT GROUND FLOOR LIVING AREA AND 1458 TOTAL SQ FT LIVING AREA, BUILT ABOUT 1941. IT HAS 6 TOTAL ROOMS WITH 3 BEDROOMS, 1 FULL BATHROOM, 1 HALF BATHROOM, A FULL BASEMENT, HEATING IS CENTRAL AIR CONDITION, 2 FIREPLACE AND THE OVERALL CONDITION IS AVERAGE. THE "ADDN MISC FEATURES" VALUE WAS DERIVED FROM THE HT/AC (2510), THE PLUMBING (3000), THE REC ROOM (2500), AND THE FIREPLACE (5600).

Sketch

ADDITION CODES:

LN	LW	1S	2N	3R	AREA	%COMP	VALUE
B	23	27	288	20160			
C	12		140	5250			
D	50	20	27	204	31790		
E	22		63	2640			
F	11		8	170			

ADDITIONS:

LINE B FIRST FLOOR MASONRY/BRICK GARAGE WITH SECOND FLOOR MASONRY 1/2 STORY LIVING AREA
 LINE C FIRST FLOOR ENCLOSED FRAME PORCH
 LINE D LOWER LEVEL UNFINISHED BSMT WITH FIRST FLOOR MASONRY LIVING AREA WITH SECOND FLOOR MASONRY 1/2 STORY LIVING AREA
 LINE E FIRST FLOOR ENCLOSED MASONRY PORCH
 LINE F FIRST FLOOR OPEN FRAME PORCH

LAND: 23720

BUILDING: 72230

TOTAL: 95950

SUMMARY ALL CARDS FOR PARCEL 6704869